

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

LEE CENTRAL APPRAISAL DISTRICT
898 E RICHMOND ST SUITE 100
GIDDINGS TX 78942-4252

832-243-9600

info@leecad.net

CALOHAN W. F. LTD.
900 NE LOOP 410 STE D409
SAN ANTONIO TX 78209-1409



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/17/2024 AT: 9:00 AM
LEE CENTRAL APPRAISAL DISTRICT
898 E. RICHMOND ST., SUITE 100
GIDDINGS, TEXAS 78942-4252
FOR QUESTIONS CONCERNING VALUE
CALL PRITCHARD & ABBOTT, INC.
AT 832-243-9600

Protest Deadline: 5-24-2024
ARB Hearing: 6-17-2024
Owner: 119001 593

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,070 1,070 1,070	910 910 910	Lease: 19935 Type: REAL Owner #: 119001 Legal: WEISE TEXAS A E W1&2 TRIVISTA OPERATING AB 140 GIBSON W RRC #19935 .015625 Override Royalty Category: G1 Railroad #: 19935
HB1984: The Appraised value of \$910 in 2024 as compared to \$540 in 2019 is a 68.52% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,070 1,070 1,070	0 0 0	910 910 910

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	330	470	Lease: 19998	Type: REAL	Owner #: 119001
ROAD & BRIDGE	C	330	470	Legal: AMG UNIT #1		
GIDDINGS ISD	C	330	470	TRIVISTA OPERATING		
				AB 51 BARKER J		
				RRC #19998		
				.006054 Override Royalty		
				Category: G1		
				Railroad #: 19998		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$470 in 2024 as compared to \$70 in 2019 is a 571.43% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		330	74	396		
ROAD & BRIDGE		330	74	396		
GIDDINGS ISD		330	74	396		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	920	1,660	Lease: 20275	Type: REAL	Owner #: 119001
ROAD & BRIDGE	C	920	1,660	Legal: WEISE -A- #1		
GIDDINGS ISD	C	920	1,660	TRIVISTA OPERATING		
				AB 284 SNEED J H		
				RRC #20275		
				.015625 Override Royalty		
				Category: G1		
				Railroad #: 20275		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,660 in 2024 as compared to \$300 in 2019 is a 453.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		920	556	1,104		
ROAD & BRIDGE		920	556	1,104		
GIDDINGS ISD		920	556	1,104		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	140	1,470	Lease: 20920	Type: REAL	Owner #: 119001
ROAD & BRIDGE	C	140	1,470	Legal: KURIO		
GIDDINGS ISD	C	140	1,470	TRIVISTA OPERATING		
				AB 284 SNEED J H		
				RRC #20920		
				.013281 Override Royalty		
				Category: G1		
				Railroad #: 20920		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,470 in 2024 as compared to \$840 in 2019 is a 75.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		140	1,302	168		
ROAD & BRIDGE		140	1,302	168		
GIDDINGS ISD		140	1,302	168		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C	50	140	Lease: 114484 Type: REAL Owner #: 119001
ROAD & BRIDGE	C	50	140	Legal: DUBE WALTER #1
DIME BOX ISD	G C	50	140	LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #114484 .015625 Override Royalty Category: G1 Railroad #: 114484
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$140 in 2024 as compared to \$1,290 in 2019 is a 89.15% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	50	80	60	
ROAD & BRIDGE	50	80	60	
DIME BOX ISD	0	140	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,510	2,012	2,638		
ROAD & BRIDGE	2,510	2,012	2,638		
GIDDINGS ISD	2,460	1,932	2,578		
DIME BOX ISD	0	140	0		

